



# *One Town, One Vision!*

*General Plan and Development Code*

## **General Plan Workshop** **One Town, One Vision** ***One Step Closer***

**September 13, 2006; 7:00 p.m.**

**Presenters: Peggy Fiandaca & Curt Dunham**

**Partners for Strategic Action, Inc.**

# Past Planning Efforts

- 1988 - General Plan
- 2001 - General Plan Update
- 2006 – Town Initiated an Update Process
  - General Plan
  - Development Code



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# Definitions

- General Plan is a policy document that directs growth and development
- Development Code is the regulatory document that provides standards to which development must adhere

Both projects are running concurrently!



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# What is the General Plan?

- Statement of policy
- Articulates the community's vision
- Guide to decision-making
- Framework for more specific planning
- A long-range plan
- A legal mandate

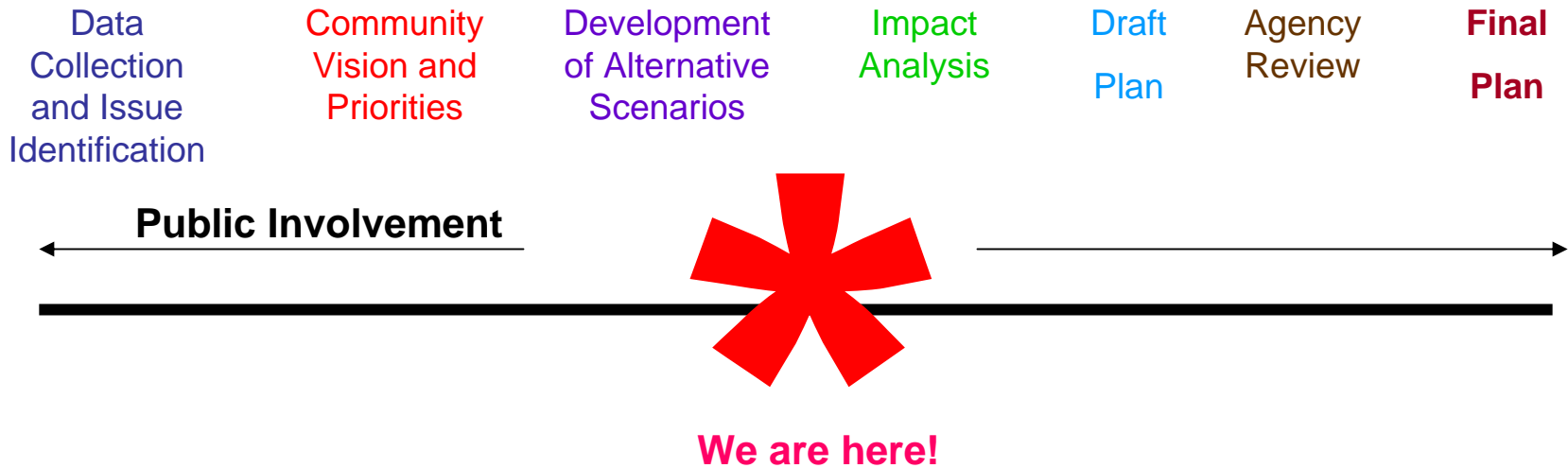


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# Process Overview

## 16 Month Process



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# General Plan Elements

- Land Use
- Growth Areas
- Circulation
- Housing/Affordability
- Recreation and Open Space
- Historic Preservation
- Environmental Planning
- Cost of Development
- Economic Development
- Water Resources
- Public Facilities and Services
- Downtown Revitalization



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# The Plan is Public Driven

Your input is critical to the  
plan's success!



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# Involvement Process to Date

- GPAC Mobilized
- 7 GPAC meetings held
- Community Interviews (24)
- Focus Groups (8)
- Visioning Charrette – Over 200 participants

-Many more involvement opportunities-



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# Importance of Community Planning

Planning is about leaving a legacy.

The General Plan is a long range plan.  
Therefore we need to think about Buckeye  
in the future tense!



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# Things to Think About

- Communities evolve over time
- Cost/benefit of development decisions
- Infrastructure/services to support growth
- Land use/transportation linkage
- Mobility is more than just roads
- Integration of the environment
- Jobs to housing balance
- Diversity of housing



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# Things to Think About (continued)

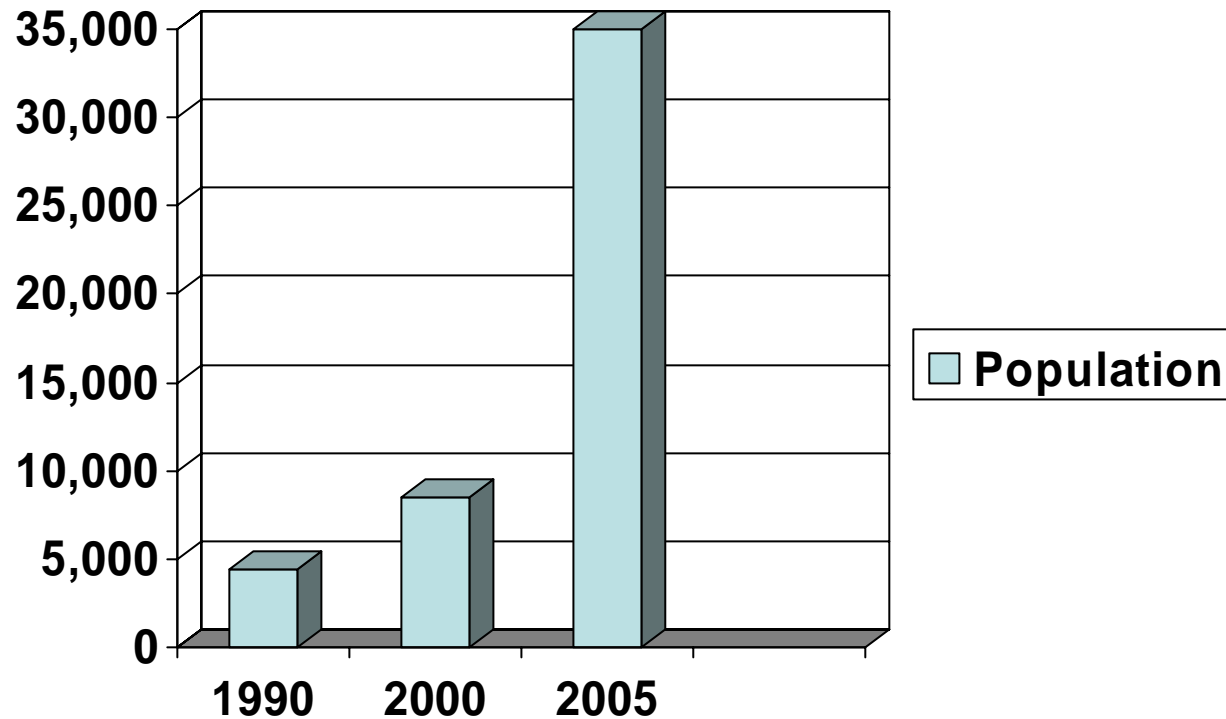
- Quality education
- Quality of life
- Community for all ages, lifestyles, and income levels
- Community heritage



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# Population



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# Trends

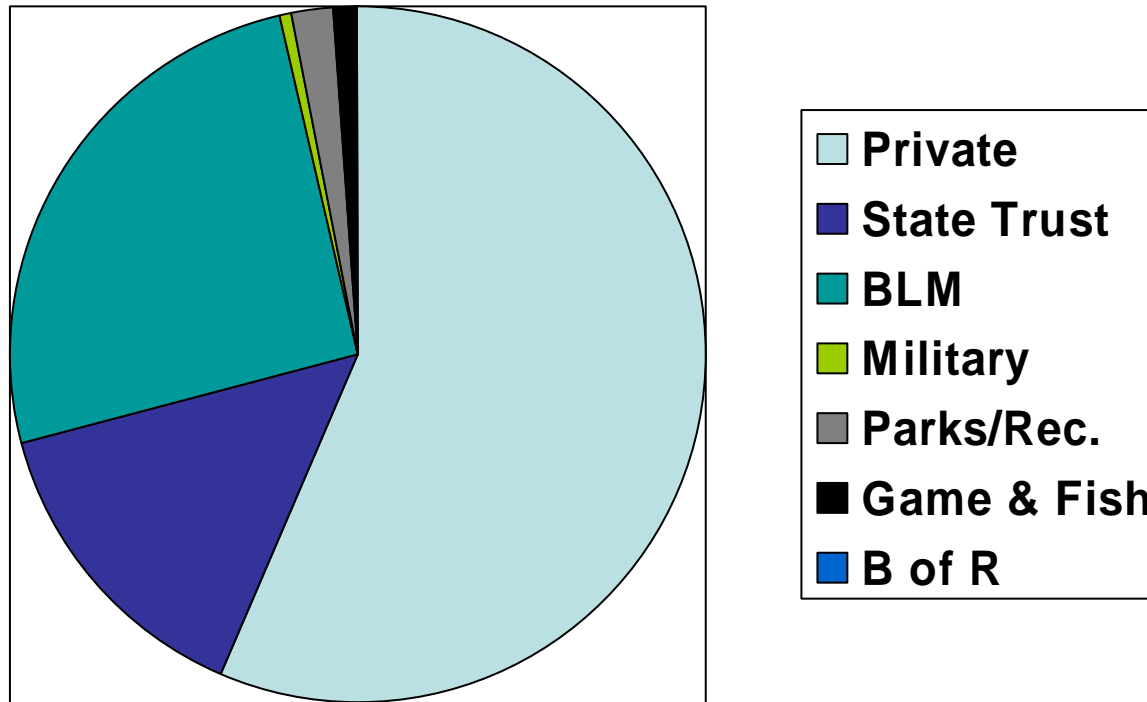
- Sleepy agricultural town, not much change until the 1990s
- Land speculation, the Valley moves west
- Population doubled in the 1990s, only the beginning!
- Community master plans (e.g., Verrado, Tartesso) begin to shape the future



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# Land Ownership



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# Planning Area Land Ownership

- Private 56.3%
- State Trust 14.6%
- Bureau of Land Management 25.4%
- Military .5%
- Parks and Recreation 2.1%
- Game and Fish .9%
- Bureau of Reclamation .1%



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# Area Comparison

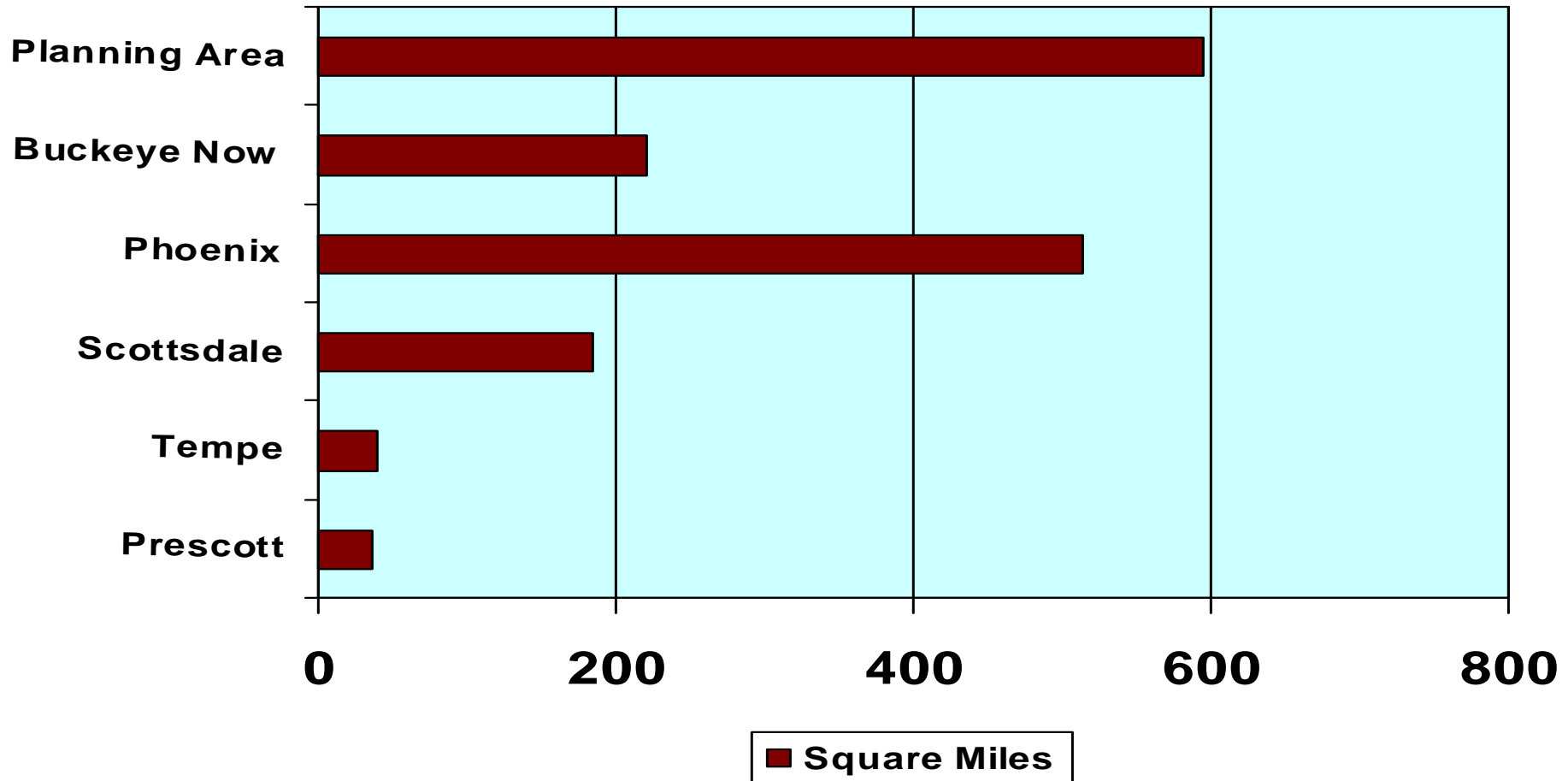
- Phoenix 514 square miles
- Scottsdale 185 square miles
- Prescott 37 square miles
- Tempe 40 square miles
- Buckeye's incorporated area is 220 square miles
- Buckeye Planning Area is 595 square miles



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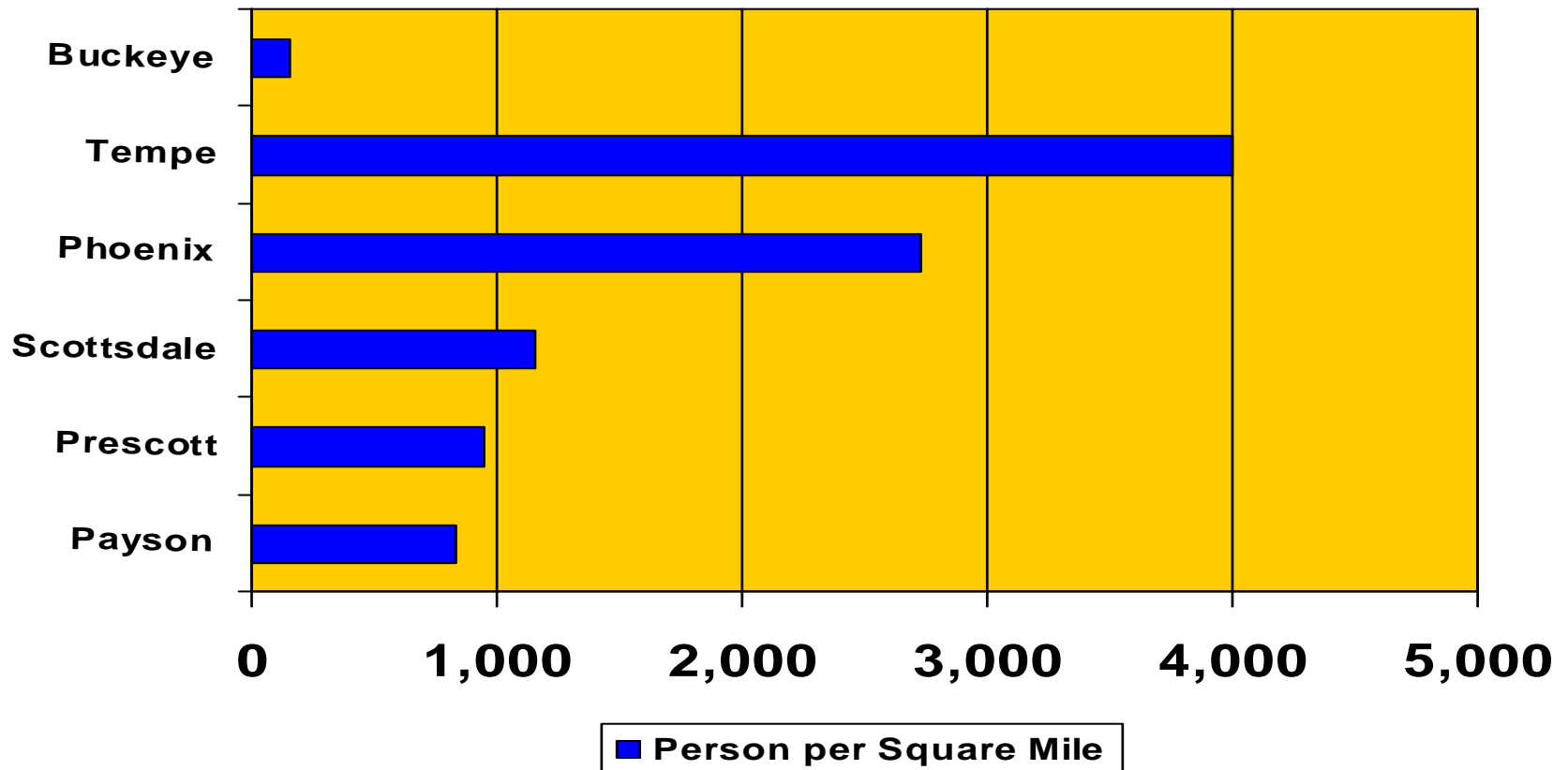
# Area Comparison



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# Current Population Density per Square Mile within Corporate Limits



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# Buckeye Growth Potential

- 71% of Buckeye Planning Area is private or State Trust land (422 square miles potentially to be developed)
  - 1,690,000 population at Tempe's current density,
  - 1,153,748 at Phoenix' current density
  - 489,520 at Scottsdale's current density



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# Approved Developments

Approved developments - 167 square miles

## Results:

- 287,479 dwelling units
- 776,000 estimated population at 2.7 persons/hh
- Population density of 4,647 persons per square mile



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# Remaining Planning Area

Growth potential - 255 additional square miles

- Additional 1,184,985 persons
- Potential build out population of 1,957,985

## **NOTE**

- Topographical and environmental constraints in remainder of planning area will probably tend to trend this number down



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# Community Vision

Broad statement of how Buckeye views itself as it moves into the future.

An ideal and unique image that is better in some important ways than what now exists.

A dream rooted in reality!



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# Community Vision

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Economic Sustainability

Protecting the Unique Environment

Improving Connectivity



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# One Town, One Vision

1. Connect all neighborhoods to ensure all are an integral part of Buckeye.
2. Instill a strong community ethic & passion for Buckeye



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# Economic Sustainability

1. Buckeye is recognized as the employment area of the Hassayampa Valley.
2. Buckeye is know for its high performing educational system.
3. Growth & development is financially sustainable long-term.



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# Protecting the Unique Environment

1. Development of self-sustaining villages that encourage a live, work, educate, & play lifestyle within 5 miles from home.
2. Enforce land use patterns that conserve & protect natural resources.
3. Preservation of the natural environment, livability & sense of community.



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# Improving Connectivity

1. Development a balanced transportation system.
2. Expand the regional transportation network.
3. Provide for & maintain economic opportunities through transportation system network development.



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# Land Use Classifications

- Defines the various types of development allowed
- Classifications correlate spatially to areas indicated on the land use map
- Intended to describe the intensity of development that is desired



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# Residential

Rural Low Density (0 to .50 du/ac)

Low Density Residential (.50 to 3 du/ac)

Medium Density Residential (3 to 6 du/ac)

High Density Residential (10 to 15 du/ac)

Village Core Residential (15+ du/ac)



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# Village Core Mixed Use

- Includes office, small scale retail and high density residential in a master planned, integrated manner



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# Commercial

- Neighborhood Commercial
- Regional Commercial



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# Employment

- Professional Office Employment
- Business Park Employment
- Industrial
- Downtown Overlay



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# Quality Employment Defined

Jobs paying wages higher than the county average, providing full benefits for employees, offer continuing educational opportunities, providing advancement and career-type jobs, are environmentally-safe and regional wealth generators.



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# Other Designations

- Education
- Environmentally Sensitive Overlay
- Open Space, Conservation & Recreation



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# Mobility

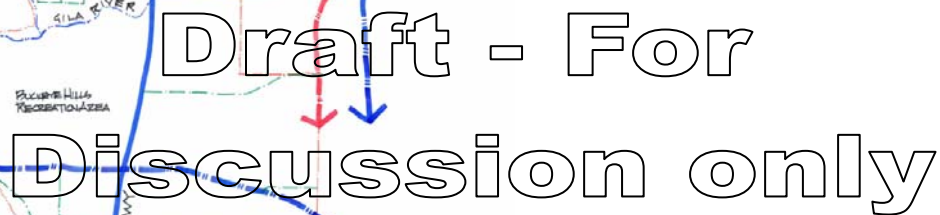
Freeway – fully access controlled regional high capacity facility

Parkway – 6 lane divided roadway with access control at mile intervals



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20 AUGUST 2006





30 AUGUST 2006

# Alternatives Analysis

- The purpose of the Alternatives Analysis is to determine that adequate land has been designated for specific uses to accommodate the shopping, entertainment, commerce, and employment needs of the projected build-out population. 1.6 million has been used for this analysis based on topographical and physical constraints.



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# Alternatives Analysis Assumptions

- 80% of each parcel acreage is used
- .20 floor to area ratio (amount of building space in relation to the total land parcel)
- 350 square feet per non-industrial/retail employee
- 500 square feet per industrial employee
- 56 square feet of commercial space per resident
- Industrial property assumed at one story
- Office and business park property assumed at two story average
- 20% of Village Mixed Use in Commercial Uses, 20% in Office Uses, 60% Residential



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# Alternatives Analysis Draft Land Use Data

Land Use	Acreage	% of Area
Village Mixed Use	15,890	4.2%
Regional Commercial	12,851	3.4%
Neighborhood Commercial	3,694	.9%
Office	1,975	.5%
Business Park	6,020	1.6%
Industrial	8,951	2.4%



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# Comparative Analysis

	Commercial*	Industrial/Employment*
Phoenix	8.0%	4.6%
Glendale	8.3%	14.8%
Scottsdale	3.5%	2.8%
Buckeye	5.1%	5.3%

**\*Some Land Uses Combined**



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# Community Targets

- 1.3 jobs per household
- 592,000 projected households
- 770,000 jobs needed
- Over 50% of jobs in non-retail/service sector



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# Analysis Results – Retail

- Based on the amount of potential commercial space designated in the Regional Commercial, Neighborhood Commercial, and Village Mixed Use areas, 137 million square feet of space would be available to accommodate a community of 2.4 million people.



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# Analysis Results - Employment

- Approximately 318,700 jobs could be accommodated in Office and Business Park Areas
- Approximately 124,800 jobs could be accommodated in Industrial Areas
- Total of 443,500 non-retail/service jobs – 115% of target (50% of 770,000 job target)



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# General Plan Next Steps

- Gather comments & input on alternatives
- Develop a preferred alternative
- Analyze preferred land use & mobility alternative
- Develop draft general plan elements
- 60-day public review of draft plan
- Formal adoption process



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